

IN RE: PETITION FOR VARIANCE
W/S Reisterstown Road, 171' from
centerline of Sudbrook Lane
3rd Election District
2nd Councilmanic District
(1206 H. Reisterstown Road)

Pikesville Realty Co., LLP, *Legal Owner*
and Radio Shack, Inc., *Lessee*
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-211-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the property, the Pikesville Realty Co., LLP and the lessee of the site, Radio Shack, Inc. The variance request involves property located at 1206 Reisterstown Road. The Petitioners are requesting a variance from Section 450.4.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.), for permission to install a wall-mounted sign on an exterior wall without a customer entrance and to permit a wall-mounted sign at a separate exterior customer entrance in lieu of the permitted canopy sign.

Appearing at the hearing on behalf of the variance request were Andrew Deardean, appearing on behalf of Radio Shack, Kathy Richards, appearing on behalf of the sign company, Thomas Hoff, landscape architect, who prepared the site plan of the property and Thomas Haller and Kathryn May, attorneys at law representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is located on the west side of Reisterstown Road, between its intersection with Church Lane and Sudbrook Lane, in Pikesville. The subject property is improved with a commercial retail building which houses a toy store and the subject Radio Shack. Radio Shack at this time is

02-211-A-02-211-A-02-211-A
1/28/02
R. J. J. J.

interested in replacing the existing signage on its building. They propose to upgrade the old signs with newer and more modern signs which are proposed to be installed at the exact location of the existing signs. In addition, they propose to add a new sign over the entrance door in the rear of the building. In order to proceed with the installation of the new signage, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

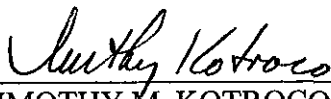
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 28th day of January, 2002, by this Deputy Zoning Commissioner, that the variance requested by Petitioners, pursuant to Section 450.4.5(d) of the Baltimore County Zoning Regulations, for permission to install a wall-mounted sign on an exterior wall without a customer entrance and to permit a wall-mounted sign at a separate exterior customer entrance in lieu of the permitted canopy sign., be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 28, 2002

Thomas H. Haller, Esquire
Kathryn T. May, Esquire
4640 Forbes Road
Lanham, Maryland 20706

Re: Petition for Variance
Case No. 02-211-A
Property: 1206 H. Reisterstown Road

Dear Mr. Haller & Ms. May:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us.



Printed with Soybean Ink
on Recycled Paper

Copies to:

Pikesville Realty Co., LLP
c/o Robert G. Pellokoff
514 Crain Highway, N.W.
Glen Burnie, MD 21061

Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

Kathy Richards
11119 New Hampshire Avenue
Silver Spring, MD 20904

Andrew Deardean
c/o Radio Shack, Inc.
4203 London Bridge
Sykesville, MD 21784



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1206 H. Reisterstown Road

which is presently zoned BL-CT

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

450.4.5(d) to permit a wall-mounted sign on an exterior wall without a customer entrance (where a sign is not permitted) and to permit a wall-mounted sign at a separate exterior customer entrance in lieu of the permitted canopy sign.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicating hardship or practical difficulty)

The size, shape and location of the property necessitate the additional sign on the side exterior wall of the building and for additional reasons to be presented at the public hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Radio Shack, Inc.

Name - Type or Print

R. Frentz

Signature

300 West Third Street, Ste 800

Address

Telephone No.

Fort Worth, TX 76102

City

State

Zip Code

Attorney For Petitioner:

Thomas H. Haller and
Kathryn T. May

Name - Type or Print

Thomas H. Haller Kathryn T. May

Signature

Gibbs and Haller

Company

4640 Forbes Blvd. (301) 306-0033

Address

Telephone No.

Lanham, MD 20706

City

State

Zip Code

Legal Owner(s):

Pikesville Realty Co., LLP

Name - Type or Print

Robert G. Pellakoff

Signature

Robert G. Pellakoff, Authorized Agent

Name - Type or Print

Signature

514 Crain Highway, N.W.

Address

Telephone No.

Glen Burnie, MD 21061-3063

City

State

Zip Code

Representative to be Contacted:

Thomas H. Haller or Kathryn T. May

Name

4640 Forbes Blvd. (301) 306-0033

Address

Telephone No.

Lanham, MD 20706

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By DT Date _____

Case No. 02-211-A

201 911/195

THOMAS J. HOFF, INC.
Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

November 19, 2001

Description of 1206 'H' Reisterstown Road, Radio Shack, to Accompany Petition for Sign Variances.

BEGINNING FOR THE SAME at a point on the west R/W line of Reisterstown Road, being 171 feet more or less from the centerline of Sudbrook Lane.

Thence binding on the west side of Reisterstown Road,

- 1) Northwesternly 108 feet more or less,
thence leaving the west side of Reisterstown Road,
- 2) Southwesterly at right angles to Reisterstown Road 150 feet more or less,
thence binding on the east side of DeRisio Lane,
- 3) South 34 degrees 09 minutes 13 seconds East 34.58 feet,
- 4) Southeasterly by a curve to the right having a radius of 278.14 feet for a distance of 74.88 feet,
thence leaving the east side of DeRisio Lane,
- 5) Northeasterly 160 feet more or less to the place of beginning.

Containing 0.38 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.

A handwritten signature in black ink, appearing to read "Thomas J. Hoff", is written over a faint circular stamp. The stamp contains some illegible text, possibly a professional seal or company logo.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **08106**

DATE 11/19/01 ACCOUNT 0010066150
AMOUNT \$ 250.00

RECEIVED FROM: Tom Hoff

FOR: FILING FOR ZONING VARIANCE - 1206 "H" REISTERSTOWN RD.

ITEM #211 (02-211-A) BY D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
11/20/2001	11/19/2001	14:33:17
REC W801	CASHIER JRIC JMR	DRAWER 1
>> RECEIPT # 072301 OFLN		
Dent 5 528 ZONING VERIFICATION		
CR NO. 008106		
Recpt Tot		250.00
250.00	CK	.00 CA
Baltimore County, Maryland.		

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-211-A

1206 Reisterstown Road

W/S Reisterstown Road, 174' from centerline Sudbrook Lane

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Robert G. Pellokoff, Pikesville Realty Co., LLP

Contract Purchaser: K. Frenz, Radio Shack, Inc.

Variance: to permit a wall-mounted sign on an exterior wall with a customer entrance and to permit a wall-mounted sign at a separate exterior customer entrance in lieu of the permitted canopy sign.

Hearing: Thursday, January 24, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/126 Jan. 10

C513981

CERTIFICATE OF PUBLICATION

1/10/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/10/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 02-211-A

Petitioner/Developer: **Radio Shack**

Hearing Date: **01/24/02**

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204


Attention: Mr. George Zahner

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **1206 Reisterstown Rd.**

The sign(s) were posted on **01/06/02.**

Sincerely,



Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668

HERE

ZONING NOTICE

CASE # 02-211-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: Room 107 Long Green Bldg. 101 Bay Ave.
DATE AND TIME: January 24, 2002 at 9:00 am
REQUEST: Variance to Permit A wall mounted
sign on an exterior wall above a corner
entrance and to Permit A wall mounted sign on
a separate exterior entrance to rear of
the proposed property.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
IF CANNOT HEARD, CALL 410-296-3668.

DO NOT REMOVE THIS SIGN AND PLACE UNTIL OUT OF HEARING UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-211-A

Petitioner: PIKESVILLE REALTY

Address or Location: 1206 "H" REISTERSTOWN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS J. HOFF, INC.

Address: 406 WEST PENNSYLVANIA AVE.
TOWSON, MD. 21204

Telephone Number: 410-296-3668

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 10, 2002 Issue – Jeffersonian

Please forward billing to:
Thomas J Hoff Inc
406 W Pennsylvania Avenue
Towson MD 21204

410 296-3668

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-211-A
1206 Reisterstown Road
W/S Reisterstown Road, 171' from centerline Sudbrook Lane
3rd Election District – 2nd Councilmanic District
Legal Owner: Robert G Pellokoff, Pikesville Realty Co LLP
Contract Purchaser: K Frentz, Radio Shack Inc

Variance to permit a wall-mounted sign on an exterior wall with a customer entrance and to permit a wall-mounted sign at a separate exterior customer entrance in lieu of the permitted canopy sign.

HEARING: Thursday, January 24, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 24, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-211-A
1206 Reisterstown Road
W/S Reisterstown Road, 171' from centerline Sudbrook Lane
3rd Election District – 2nd Councilmanic District
Legal Owner: Robert G Pellokoff, Pikesville Realty Co LLP
Contract Purchaser: K Frentz, Radio Shack Inc

Variance to permit a wall-mounted sign on an exterior wall with a customer entrance and to permit a wall-mounted sign at a separate exterior customer entrance in lieu of the permitted canopy sign.

HEARING: Thursday, January 24, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G72
Director

C: Thomas H Haller & Kathryn T May, 4640 Forbes Blvd, Lanham 20706
Robert G Pellokoff, Pikesville Realty Co, 514 Crain Highway NW,
Glen Burnie 21061
K. Frentz, Radio Shack, Inc, 300 W Third Street, Ste 800, Ft Worth TX 76102

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 9, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 18, 2002

Thomas H Haller
Kathryn T May
Gibbs & Haller
4640 Forbes Boulevard
Lanham MD 20706

Dear Mr. Haller & Ms. May:

RE: Case Number: 02-211-A, 1206 H Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 19, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Robert G Pellokoff, Pikesville Realty Co LLP, 514 Crain Highway, Glen Burnie 21061
K. Frentz, Radio Shack, 300 W Third Street, Ste 800, Fort Worth TX 76102
People's Counsel

Come visit the County's Website at www.co.ba.md.us




Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** January 11, 2002
Department of Permits & Development Mgmt.

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 206,
208, 209, 210, 211, 212, 213, 215, 216,
217, 218, 219, and 220

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.


RWB:HJO:jrb

cc: File

Jim
1/24

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. DATE: January 11, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 208,
209, 210, 211, 212, 213, 215, 216, 217,
218, 219, and 220
REVISED January 23, 2002
*(Item No. 206 has been removed from
the above items and has been updated.)*

JAN 25

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item No. 207

The Bureau of Development Plans Review has reviewed the subject zoning item.

The elevation protection for this site is 11.2 feet.

The rear of buildings may not be constructed within 20 feet of the flood plain as established for a 100-year flood level with a 1-foot freeboard. *See Plate D19 in the Baltimore County Design Manual.*

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must at 1 foot above the flood plain elevation in all construction.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

The developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The building engineer shall require a permit for this project.

Building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item No. 214

The Bureau of Development Plans Review has reviewed the subject zoning item.

The eight parking spaces along the access to the site shall be eliminated.

These type of uses tend to generate a need for a high number of parking spaces; granting the variance will impact the adjacent streets.

The improvements shown along Hammonds Ferry Road are not correct. The road shall be improved along the entire frontage.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 2, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 17, 2001

Item No.:

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

200, 201, 202, 207, 208, 210, ~~211~~ 212, 214, 217, AND 218

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



John. Sent 1/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 23

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-211, 02-242, 02-247, & 02-258

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: *Mark A. Cunningham*

Section Chief: *Jeffrey W. Long*

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.31.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. [REDACTED] DT

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
1206 Reisterstown Road, W/S Reisterstown Rd,
171' from c/l Sudbrook Ln
3rd Election District, 2nd Councilmanic

Legal Owner: Pikesville Realty Co., LLP
Contract Purchaser: Radio Shack, Inc.
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-211-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Thomas H. Haller, Esq. and Kathryn T. May, Esq., Gibbs and Haller, 4640 Forbes Boulevard, Lanham, MD 20706, attorneys for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Thomas H. Haller

4640 FORBES BOULEVARD
LANHAM MD 20706

KATHRYN T. MAY

" " "

THOMAS J. HOFF

406 W. PENNSYLVANIA AVE.

Kathy Richards

11119 New Hampshire Ave.
Silver Spring, MD 20904

ANDREW DEARDEAS

4203 London Bridge Sykesville, MD



RESUME

THOMAS J. HOFF

Pet Ex 4

THOMAS J. HOFF, INC.
406 West Pennsylvania Avenue
Towson, Maryland 21204
410-296-3668

EDUCATION:

Bachelor of Science Landscape Architecture,
Magna Cum Laude
West Virginia University, 1976

EXPERIENCE:

January 1992 to Present.
THOMAS J. HOFF, INC.
Towson, Maryland

Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

December 1986 to December 1991.
HOFF & ANTONUCCI, INC.
Lutherville, Maryland

Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

Thomas J. Hoff
Resume (cont.)

July 1983 to December 1986.

HOFF, ROSENFELT, AND WOOLFOLK, INC.

Owings Mills, Maryland

Principal - Secretary/Treasurer. Responsibilities included administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

February 1978 to July 1983.

DEVELOPMENT DESIGN GROUP LIMITED

Towson, Maryland

Chief Project Manager. Responsibilities included site design, project management, government agency coordination, and supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

July 1976 to February 1978.

DAFT McCUNE & WALKER, INC.

Towson, Maryland

Staff Landscape Architect. Responsibilities included site design, site plans, grading plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

ORGANIZATIONS:

Baltimore Association of Landscape Architects

PROFESSIONAL REGISTRATION:

Registered Landscape Architect (1981)

Maryland - No. 493

Zoning Hearings:

Sunoco Service Station, 6324 Baltimore National Pike, Baltimore County – Sign Variances, Case No. 01-312-A, 2001.

Sunoco Service Station, 10812 Reisterstown Road, Baltimore County – Sign Variances, Case No. 01-311-A, 2001.

Sunoco Service Station, 11701 Reisterstown Road, Baltimore County – Sign Variances, Case No. 01-310-A, 2001.

10233 Liberty Road, Baltimore County – Special Exception, Case No. 00-561-X, 2000.

114 Dundalk Avenue, Baltimore County - Special Exception and Variances, Case No. 00-07-XA, 2000.

103 Riverton Road, Baltimore County – Special Hearing, Special Exception and Variances, Case No. 00-370-SPHXA, 2000.

Sunoco Service Station, 143 Back River Neck Road, Baltimore County – Sign Variances, Case No. 00-348-A, 2000.

405 East Joppa Road/510-514 & 518 Fairmount Avenue, Baltimore County – Special Hearing to amend the Special Exception and Variances, Case No. 00-305-SPHA, 2000.

Sunoco Service Station, 10800 Pulaski Highway, Baltimore County – Special Hearing and Variances, Case No. 00-103-SPHA, 1999.

St. Charles @ Old Court Apartments, Baltimore County – Variance to allow detached garages, Case No. 00-076-A, 1999.

Northwest BMW/Honda, 9700 Reisterstown Road, Baltimore County – Variance, Case No. 00-009-A, 1999.

Sunoco Service Station, 100 West Timonium Road, Baltimore County – Special Exception, Special Hearing and Variances, Case No. 99-408-SPHXA, 1999.

1623 Bellona Avenue, Baltimore County – Special Exception for a physician's office within a primary residence, Case No. 99-283-SPX, 1999.

2448 Spring Lake Drive, Baltimore County - Sideyard Variance, Residential, Case No. 99-71-A, 1998.

9608 & 9610 Belair Road, Baltimore County - Special Exception for Class B Group Child Care, Special Hearing and Variances, Case No. 98-282-SPHXA, 1998.

Zoning Hearings:

7303 Belair Road, Baltimore County - Setback Variances, Case No. 98-192-A, 1997.

CVS Pharmacy, 9519 Philadelphia Road, Baltimore County - Parking and Setback Variances, Case No. 97-395-A, 1997.

114 Dundalk Avenue, Baltimore County - Variance, Case No. 96-484-A, 1996.

3419 Sweet Air Road, Baltimore County - Parking Variance for Restaurant, 1996

Rolling View Green, Baltimore County - Special Hearing and Variances, Case No. 95-432-SPHA, 1995.

The Estates at Rolling View, Baltimore County - Setback Variances for Residential Subdivision, Case No. 94-464-A, 1994.

1110 Reisterstown Road, Baltimore County - Variances and Special Hearing, Case No. 94-248-SPHA, 1994.

Edgewood Senior Center, Harford County - Special Exception and Variances, 1994

Hyatt Property, Baltimore County - Setback Variance, 1994

Camp Glyndon, Baltimore County - Special Exception and Sign Variance, 1993

Painters Mill Executive Office Park, Baltimore County - Sign Variance

204 Sudbrook Lane, Baltimore County - Special Exception for Assisted Living Facility in a DR Zone

Amoco Oil, Philadelphia Road, Baltimore County - Special Exception & Sign Variance

Amoco Oil, Route 40, Harford County - Setback Variance

Littman Property, Residential Subdivision, Baltimore County - Special Hearing

Schuster Concrete, Crondall Lane, Baltimore County - Setback Variance

Amoco Oil, Carroll Plaza, Carroll County - Sign Variance

Maerk, Ltd., Carroll Plaza Shopping Center, Carroll County - Parking Variance

Methodist Home, Powells Run Rd., Baltimore County - Special Exception & Variance

Board of Appeals:

Sunoco Service Station, 6324 Baltimore National Pike, Baltimore County – Sign Variances, Case No. 01-312-A, 2001.

Sunoco Service Station, 10812 Reisterstown Road, Baltimore County – Sign Variances, Case No. 01-311-A, 2001.

Sunoco Service Station, 11701 Reisterstown Road, Baltimore County – Sign Variances, Case No. 01-310-A, 2001.

Bundy Property, Baltimore County – Petition for Reclassification, Case No. R-99-184, 1999.

Easter Property, Baltimore County - CRG Appeal, 1994

Amoco Oil, Philadelphia Road, Baltimore County - Special Exception & Sign Variance

Pizza Palace, Baltimore County - Parking Variance for Restaurant

Littman Property, Residential Subdivision, Baltimore County - Special Hearing

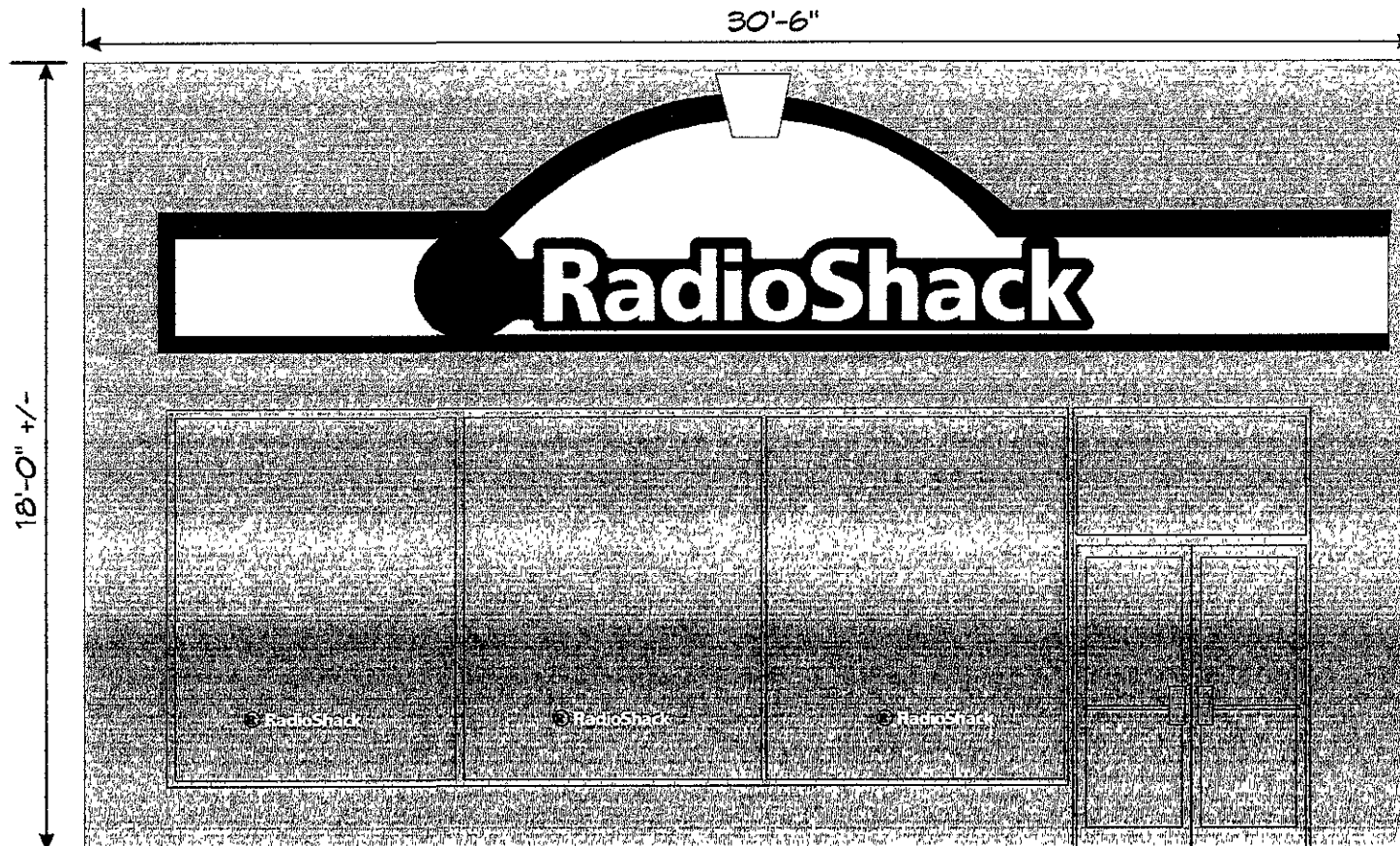
Schuster Concrete, Crondall Lane, Baltimore County - Setback Variance

Hearing Officer's Hearings:

Chapeldale Woods, Single family detached lots, RC-5 zone, 2001

Merrymans Manor, Single family detached lots, RC-4 zone, 2000.

Carrington Ridge, Single family detached lots, DR-2 zone, 2000.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Ref 2A

Notes:

approved _____

Client: RADIOSHACK #01-2128

Location: BALTIMORE, MD

41217

Date: 1/22/02

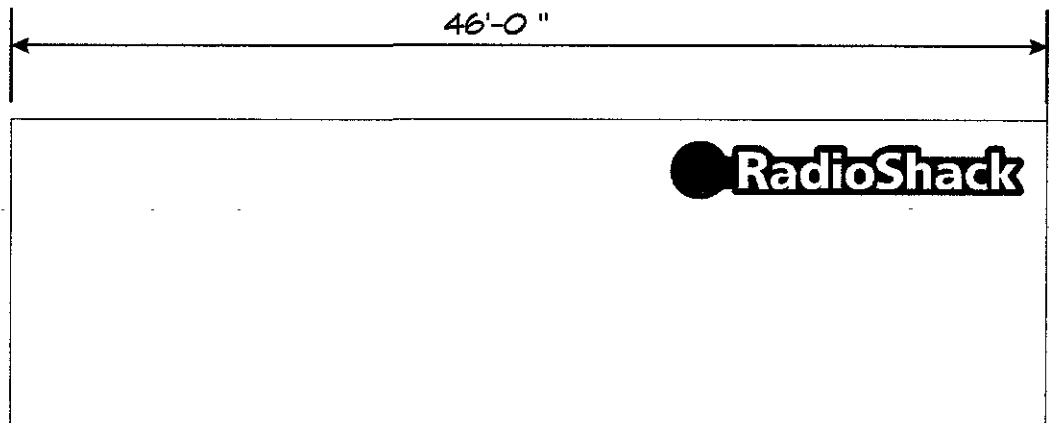
Artist: MGK

date _____

Revisions: _____



1908 S. PEYCO DR. 817-415-4300 FAX 817-415-4306
ARLINGTON, TEXAS 76001



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Notes:

approved _____

Client: RADIOSHACK #01-2128

Location: BALTIMORE, MD

41218

Date: 1/22/02

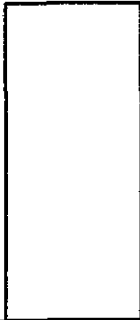
Artist: MGK

date _____

Revisions: _____



1008 S. PEYCO DR. 817.415-4300 FAX 817.415-4396
ARLINGTON, TEXAS 76001



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Notes:

approved _____

Client: RADIOSHACK #01-2128

Location: BALTIMORE, MD

41219

Date: 1/22/02

date _____

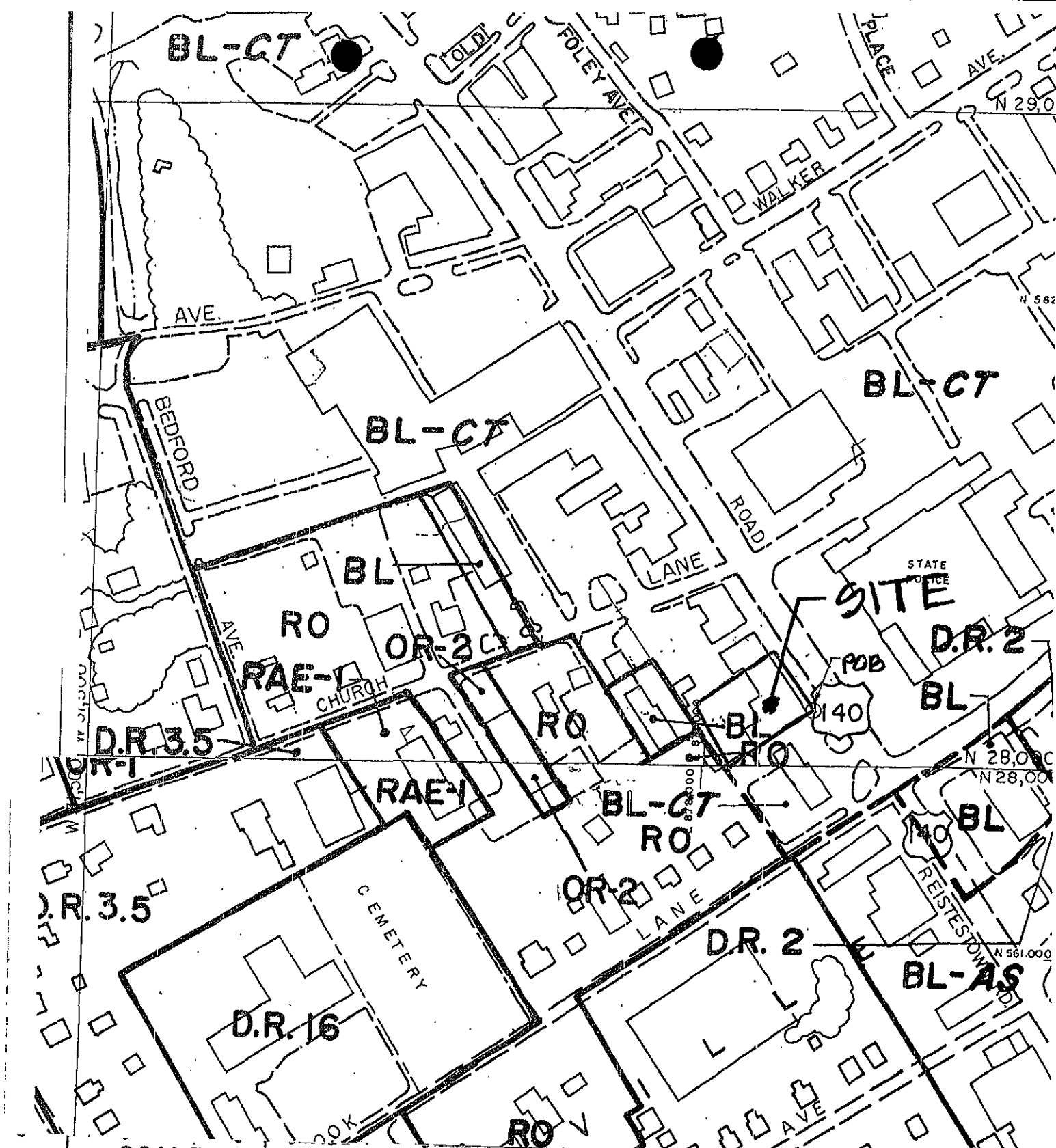
Artist: MGK



1908 S. PEYCO DR. 817.415-4300 FAX 817.415-4396
ARLINGTON, TEXAS 76001

Revisions: _____

At 2c



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PIKESVILLE

SHEET

N. W.

8-F

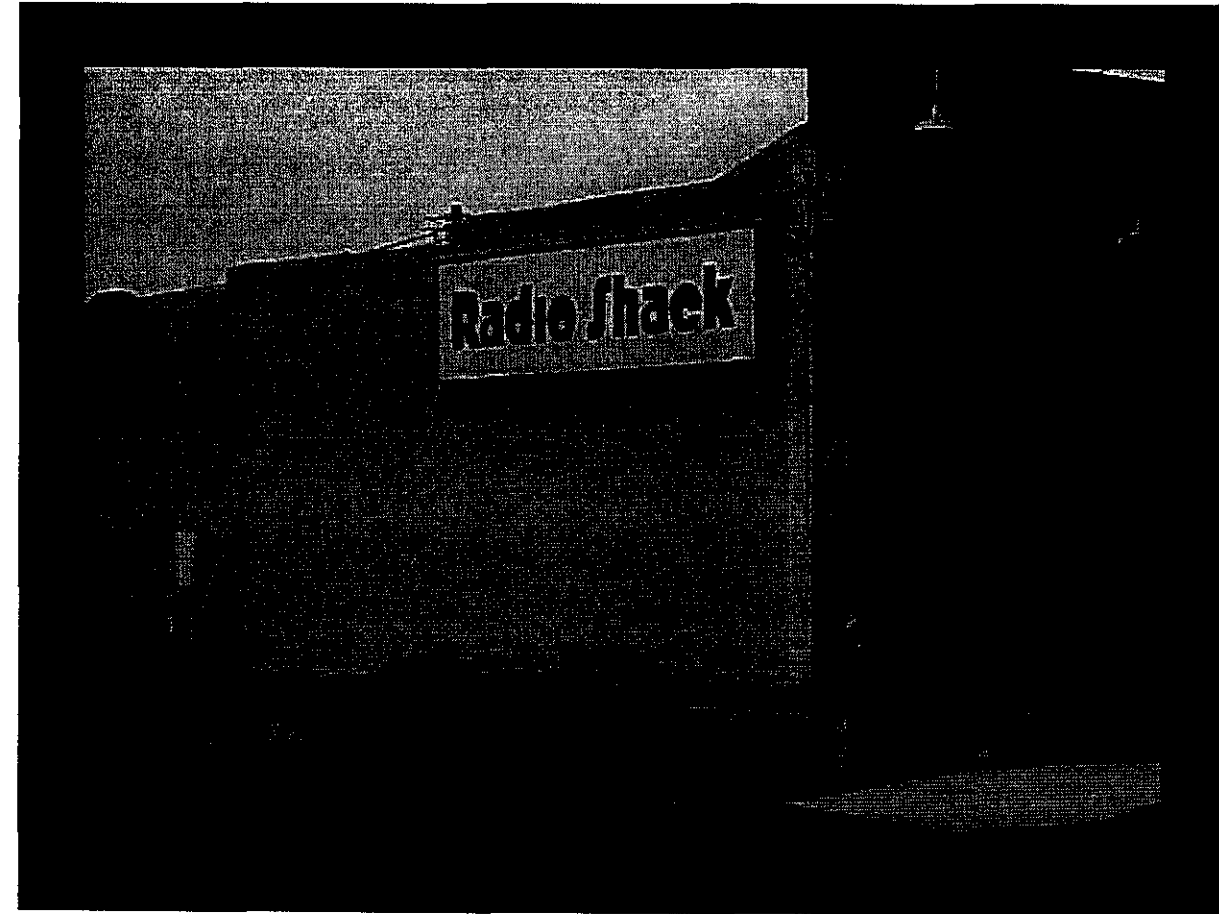
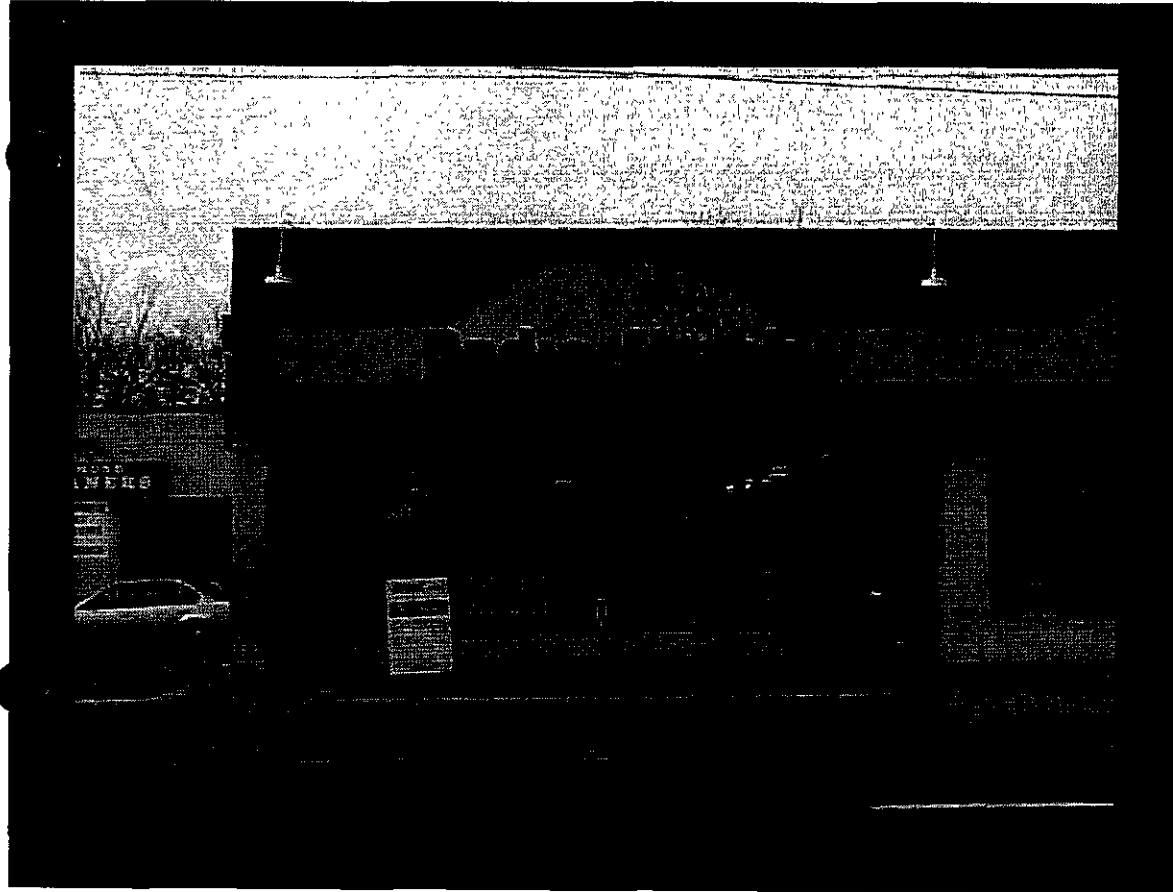
SHEET

N. W.

7-F

Existing signs

B&B #1



View driving North on Reisterstown Road toward store

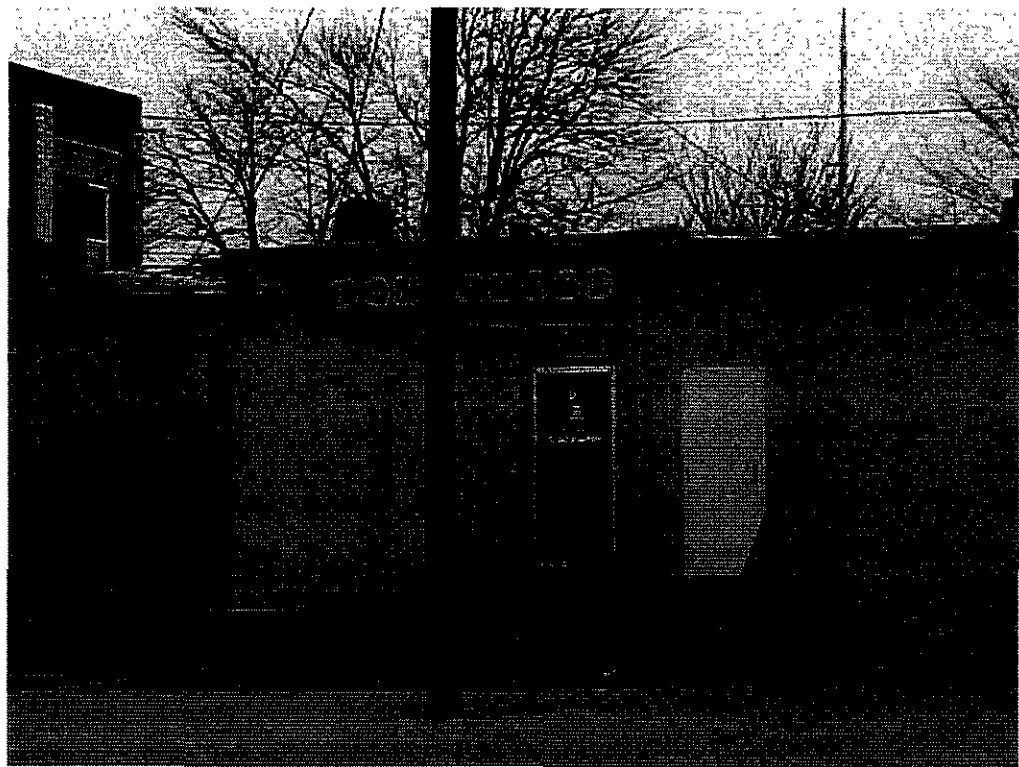


View driving South on Reisterstown Road toward store



Other signs on the block with side signs and no side entrance





Pet 25A

